

TENNESSEE EWP 2009 Easement Values Per Acre

County	Market Analysis Crop/Pasture Land	Market Analysis Other Land	GARC Crop and Pasture Land	GARC Other Land
Anderson	\$5,000	\$5,000	\$4,750	\$4,750
Bedford	\$3,100	\$1,900	\$2,950	\$1,810
Benton	\$2,200	\$1,650	\$2,090	\$1,570
Bledsoe	\$2,500	\$1,820	\$2,380	\$1,730
Blount	\$10,000	\$9,000	\$9,500	\$8,550
Bradley	\$10,000	\$7,500	\$9,500	\$7,130
Campbell	\$2,500	\$2,500	\$2,380	\$2,380
Cannon	\$2,650	\$1,600	\$2,520	\$1,520
Carroll	\$2,205	\$1,530	\$2,090	\$1,450
Carter	\$3,500	\$4,500	\$3,330	\$4,280
Cheatham	\$3,600	\$2,100	\$3,420	\$2,000
Chester	\$2,100	\$1,200	\$2,000	\$1,140
Claiborne	\$2,500	\$2,000	\$2,380	\$1,900
Clay	\$1,840	\$1,250	\$1,750	\$1,190
Cocke	\$3,000	\$3,000	\$2,850	\$2,850
Coffee	\$3,350	\$1,900	\$3,180	\$1,810
Crockett	\$3,000	\$2,900	\$2,850	\$2,760
Cumberland	\$5,180	\$2,150	\$4,920	\$2,040
Davidson	\$8,300	\$8,300	\$7,890	\$7,890
Decatur	\$2,200	\$1,900	\$2,090	\$1,810
DeKalb	\$2,375	\$2,000	\$2,260	\$1,900
Dickson	\$2,290	\$2,400	\$2,180	\$2,280
Dyer	\$2,725	\$2,280	\$2,590	\$2,170
Fayette	\$2,300	\$1,800	\$2,190	\$1,710
Fentress	\$3,275	\$1,475	\$3,110	\$1,400
Franklin	\$3,500	\$1,200	\$3,330	\$1,140
Gibson	\$2,600	\$2,100	\$2,470	\$2,000
Giles	\$2,200	\$1,900	\$2,090	\$1,810
Grainger	\$3,500	\$3,500	\$3,330	\$3,330
Greene	\$4,500	\$3,000	\$4,280	\$2,850
Grundy	\$3,210	\$1,550	\$3,050	\$1,470
Hamblen	\$9,000	\$3,000	\$8,550	\$2,850
Hamilton	\$10,000	\$7,500	\$9,500	\$7,130
Hancock	\$3,000	\$2,000	\$2,850	\$1,900
Hardeman	\$2,675	\$1,730	\$2,540	\$1,640
Hardin	\$2,500	\$1,700	\$2,380	\$1,620
Hawkins	\$3,750	\$3,000	\$3,560	\$2,850
Haywood	\$2,600	\$1,570	\$2,470	\$1,490
Henderson	\$1,750	\$1,300	\$1,660	\$1,240
Henry	\$2,635	\$1,940	\$2,500	\$1,840
Hickman	\$3,650	\$1,600	\$3,470	\$1,520
Houston	\$2,440	\$1,500	\$2,320	\$1,430
Humphreys	\$3,500	\$1,550	\$3,330	\$1,470
Jackson	\$2,100	\$1,850	\$2,000	\$1,760
Jefferson	\$10,000	\$6,000	\$9,500	\$5,700
Johnson	\$3,500	\$3,000	\$3,330	\$2,850
Knox	\$10,000	\$9,000	\$9,500	\$8,550

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Lake	\$2,800	\$2,280	\$2,660	\$2,170
Lauderdale	\$2,650	\$1,300	\$2,520	\$1,240
Lawrence	\$2,600	\$2,415	\$2,470	\$2,290
Lewis	\$2,970	\$1,235	\$2,820	\$1,170
Lincoln	\$3,500	\$2,850	\$3,330	\$2,710
Loudon	\$5,000	\$5,000	\$4,750	\$4,750
Macon	\$1,840	\$1,200	\$1,750	\$1,140
Madison	\$2,500	\$1,350	\$2,380	\$1,280
Marion	\$2,700	\$1,100	\$2,570	\$1,050
Marshall	\$3,000	\$1,900	\$2,850	\$1,810
Maurry	\$6,000	\$2,800	\$5,700	\$2,660
McMinn	\$5,000	\$4,000	\$4,750	\$3,800
McNairy	\$1,785	\$1,650	\$1,700	\$1,570
Meigs	\$4,000	\$3,000	\$3,800	\$2,850
Monroe	\$5,000	\$4,000	\$4,750	\$3,800
Montgomery	\$5,000	\$2,150	\$4,750	\$2,040
Moore	\$4,060	\$1,800	\$3,860	\$1,710
Morgan	\$2,500	\$2,500	\$2,380	\$2,380
Obion	\$2,860	\$1,125	\$2,720	\$1,070
Overton	\$3,205	\$1,525	\$3,040	\$1,450
Perry	\$2,200	\$1,500	\$2,090	\$1,430
Pickett	\$1,840	\$815	\$1,750	\$770
Polk	\$5,000	\$4,000	\$4,750	\$3,800
Putnam	\$4,000	\$1,800	\$3,800	\$1,710
Rhea	\$4,000	\$3,000	\$3,800	\$2,850
Roane	\$5,000	\$5,000	\$4,750	\$4,750
Robertson	\$5,630	\$2,150	\$5,350	\$2,040
Rutherford	\$6,100	\$5,350	\$5,800	\$5,080
Scott	\$2,500	\$3,000	\$2,380	\$2,850
Sequatchie	\$2,500	\$1,800	\$2,380	\$1,710
Sevier	\$10,000	\$9,000	\$9,500	\$8,550
Shelby	\$4,170	\$2,230	\$3,960	\$2,120
Smith	\$3,380	\$1,680	\$3,210	\$1,600
Stewart	\$2,440	\$1,200	\$2,320	\$1,140
Sullivan	\$12,500	\$10,000	\$11,880	\$9,500
Sumner	\$5,630	\$2,150	\$5,350	\$2,040
Tipton	\$2,300	\$2,230	\$2,190	\$2,120
Trousdale	\$3,415	\$1,265	\$3,240	\$1,200
Unicoi	\$3,500	\$2,500	\$3,330	\$2,380
Union	\$3,500	\$2,500	\$3,330	\$2,380
Van Buren	\$1,740	\$900	\$1,650	\$860
Warren	\$3,000	\$1,400	\$2,850	\$1,330
Washington	\$12,500	\$10,000	\$11,880	\$9,500
Wayne	\$2,980	\$1,450	\$2,830	\$1,380
Weakley	\$2,190	\$1,500	\$2,080	\$1,430
White	\$3,500	\$1,205	\$3,330	\$1,140
Williamson	\$8,300	\$8,300	\$7,890	\$7,890

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Wilson	\$5,600	\$2,100	\$5,320	\$2,000